

PLANNING COMMISSION

May 22, 2013

Action Report

ROLL CALL

PRESENT: Commissioners Bit-Badal, Abelite, Cahan, Kamkar, Kline, and Yob

ABSENT: O'Halloran

1. PUBLIC COMMENT

None

2. DEFERRALS

None

3. CONSENT CALENDAR

- a. [CP12-027. \(Administrative Hearing\)](#) Conditional Use Permit to allow extended hours of operation between 4:00 a.m. and 6:00 a.m. for retail sales on a 0.12 gross acre site in the CG General Commercial Zoning District, located at 1255 East Santa Clara Street. (Caudillo, Josephine G and Josephine G Caudi, Owner) Council District 3. CEQA: Exempt. *PROJECT MANAGER, EMILY LIPOMA*

HEARD UNDER PUBLIC HEARING; APPROVED - RESOLUTION NO. 13-033 (6-0-1; O'HALLORAN ABSENT)

- b. [CP12-052. \(Administrative Hearing\)](#) Conditional Use Permit to reinstitute a gas station use with a 24 hour operation. The proposal includes a 1,219 square foot addition to the existing building for a convenience store and site improvements in the CP Pedestrian Commercial Zoning District, located at the southwest corner of Leigh Avenue and Southwest Expressway (1031 Leigh Avenue) (Labarbera Stella Trustee & Et Al, Owner). Council District 6. CEQA: Exempt. *PROJECT MANAGER, KRISTINAE TOOMIANS*

HEARD UNDER PUBLIC HEARING; APPROVED - RESOLUTION NO. 13-034 (6-0-1; O'HALLORAN ABSENT)

- c. [CP13-022. \(Administrative Hearing\)](#) Conditional Use Permit to allow medical office uses within a 6,093 square foot suite of an existing building in an existing industrial office condominium complex (Building J, Suites 100, 150, & 175) on a 7.4 acre in the IP Industrial Park Zoning District located on the east side of Hellyer Avenue, approximately 500 feet southeast from the corner of Piercy Road and Hellyer Avenue (6080 Hellyer Avenue) (Amanda Taylor Murabito Custodian Et Al, Owner). Council District 2. CEQA: Exempt. *PROJECT MANAGER, KRISTINAE TOOMIANS*

APPROVED - RESOLUTION NO. 13-035 (5-0-1-1; O'HALLORAN ABSENT; ABELITE ABSTAIN)

- d. [PDC12-014.](#) A Planned Development Rezoning from the R-M Multi-Family Residence Zoning District to the R-1-8(PD) Planned Development Zoning District to allow for the development of up to four (4) single-family detached residences on a 0.29 gross acre site, located on the west side of Bundy Avenue, approximately 200 feet northerly of Adra Avenue (425 Bundy Avenue) (Chitgar Kourosh, Owner). Council District 1. CEQA: Mitigated Negative Declaration. *PROJECT MANAGER, KRISTINAE TOOMIANS*

RECOMMENDED APPROVAL (6-0-1; O'HALLORAN ABSENT)

4. PUBLIC HEARING

No items

5. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS OR OTHER AGENCIES

None

6. GOOD AND WELFARE

- a. Report from City Council
City Council approved the Permit for Smart and Final, per Planning Commission recommendation
- b. Commissioners' Report from Committees:
 - 1. Norman Y. Mineta San José International Airport Noise Advisory Committee (Cahan)
None
- c. Review and Approve Synopsis from [5/1/13](#) and [5/8/13](#).
Approved 5/1/13 Synopsis (6-0-1; O'Halloran Absent)
Approved 5/8/13 Synopsis (6-0-1; O'Halloran Absent)
- d. Subcommittee Formation, Reports, and Outstanding Business
 - 1. Urban Design/Shopping Center Retrofit Subcommittee (Bit-Badal and Abelite)
None
 - 2. Riparian Subcommittee (Kamkar and Cahan)
None
- 3. Capital Improvement Program Subcommittee (Kline, Kamkar, and Yob)
Report on suggestions to further add value to the Planning Commission's work on the Capital Improvement Program. These are being reviewed by staff. It is expected that the formal, written recommendations from the subcommittee will be part of the packet for the June 26 Planning Commission meeting.
- e. Commission Calendar and Study Sessions
None